

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Rajesh Ramchandra Kamble**

Residential Room No. A/13, Ground Floor, "**Gorai (2) Ashirwad Co-op. Hsg. Soc. Ltd.**", Plot No. 161, RSC - 24, Gorai Road, Gorai 2, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.

Latitude Longitude: 19°13'52.7"N 72°49'35.4"E

### Intended Users:

**Janseya Sahakari Bank**

**Borivali (West) Branch**

Aravali Business Centre (Phhol Mahal), Ramdas Surtale Marg, Off. Sodawala Lane, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.



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### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Janseva Sahakari Bank / Borivali (West) Branch / Mr. Rajesh Ramchandra Kamble (009674/2307076)

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4Vastu/Mumbai/04/2024/009674/2307076

04/10-80-PRRJ

Date: 04.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. A/13, Ground Floor, "Gorai (2) Ashirwad Co-op. Hsg. Soc. Ltd.", Plot No. 161, RSC - 24, Gorai Road, Gorai 2, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India belongs to **Mr. Rajesh Ramchandra Kamble**.

Boundaries of the property.

North : Gurukrupa CHSL  
South : RSC Road No. 19  
East : Internal Road  
West : Bhagya Laxmi CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at **₹ 53,80,000.00 (Rupees Fifty-Three Lakh Eighty Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.04 16:44:23 +05'30'

Auth. Sign.



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

JSB Emp. No. 36/LOAN H.O./2016-17/232

Encl. Valuation Report

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#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)

**Vastukala Consultants (I) Pvt. Ltd.**  
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

**VALUATION REPORT (IN RESPECT OF ROOM)**

I		General									
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.								
2.	a) Date of inspection	:	02.07.2024								
	b) Date on which the valuation is Made	:	04.07.2024								
3.	List of documents produced for perusal:										
	1. Copy of Agreement for sale dated 20.01.2003 Between Shri. Sheetalprasad Ganga Misra (the Vendor) and Mr. Rajesh Ramchandra Kamble (the Purchaser).										
	2. Copy of No Objection Certificate dated 06.04.2013 in the name of Mr. Rajesh Ramchandra Kamble issued by Gorai (2) Ashirwad Co-op. Hsg. Soc. Ltd.										
	3. Copy of Society Share Certificate No. 013 transferred dated 12.03.2003 in the name of Mr. Rajesh Ramchandra Kamble issued by Gorai (2) Ashirwad Co-op. Hsg. Soc. Ltd.										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>Mr. Rajesh Ramchandra Kamble</b></p> <p><b>Address:</b> Residential Room No. A/13, Ground Floor, "Gorai (2) Ashirwad Co-op. Hsg. Soc. Ltd.", Plot No. 161, RSC - 24, Gorai Road, Gorai 2, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Mrs. Kiran Kambe (Owner's Wife) Contact No. 9768282705</p> <p>Sole Ownership</p>								
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a Residential Room of Ground Floor + 2<sup>nd</sup> Upper Floor. The composition of Room is as follows.</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>Living Room + Staircase</td> </tr> <tr> <td>First</td> <td>2 Bedrooms + Toilet + Passage + Staircase</td> </tr> <tr> <td>Second</td> <td>Bedroom + Passage</td> </tr> </tbody> </table> <p>The property is at 2.1 Km. travelling distance from nearest metro station Borivali West.</p>	Floor	Composition	Ground	Living Room + Staircase	First	2 Bedrooms + Toilet + Passage + Staircase	Second	Bedroom + Passage
Floor	Composition										
Ground	Living Room + Staircase										
First	2 Bedrooms + Toilet + Passage + Staircase										
Second	Bedroom + Passage										
6.	Location of property	:									
	a) Plot No. / Survey No.	:	Plot No. 161, RSC - 24								
	b) Door No.	:	Residential Room No. A/13								
	c) C.T.S. No. / Village	:	Village – Gorai								
	d) Ward / Taluka	:	Taluka – Borivali								
	e) Mandal / District	:	District – Mumbai Suburban								



	f)	Date of issue and validity of layout of approved map / plan	:	The property is constructed by MHADA & MHADA itself is an issuing authority.	
	g)	Approved map / plan issuing authority	:		
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Residential Room No. A/13, Ground Floor, "Gorai (2) Ashirwad Co-op. Hsg. Soc. Ltd.", Plot No. 161, RSC - 24, Gorai Road, Gorai 2, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.	
8.		City / Town	:	Borivali (West), Mumbai	
		Residential area	:	Yes	
		Commercial area	:	No	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Gorai MHADA / Municipal Corporation of Greater Mumbai	
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.		<b>Boundaries of the property</b>		<b>As per site</b>	<b>As per documents</b>
		North	:	Gurukrupa CHSL	Details not available
		South	:	RSC Road No. 19	Details not available
		East	:	Internal Road	Details not available
		West	:	Bhagya Laxmi CHSL	Details not available
13.		Dimensions of the site	:	N. A. as property under consideration is a Room in an apartment building.	
				A As per the Deed	B Actuals
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	(Area as per Actual site measurement)	
				<b>Floor</b>	<b>Carpet Area in Sq. Ft.</b>
				Ground	260.00 Sq. Ft.
				First	284.00 Sq. Ft.
				Second	127.00 Sq. Ft.

		<b>Built Up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>
14.1	Latitude, Longitude & Co-ordinates of Room	: 19°13'52.7"N 72°49'35.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: -
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Gorai MHADA / Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Room No. A/13, Ground Floor, " <b>Gorai (2) Ashirwad Co-op. Hsg. Soc. Ltd.</b> ", Plot No. 161, RSC - 24, Gorai Road, Gorai 2, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1992 (As per site information)
5.	Number of Floors	: Ground + 2 <sup>nd</sup> Upper Floors
	Type of Structure	: R.C.C. Framed Structure
	Number of Dwelling units in the building	: 10 Rooms
	Quality of Construction	: Normal
	Appearance of the Building	: Normal
	Maintenance of the Building	: Normal
	Facilities Available	:
	Lift	: No Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

<b>III</b>	<b>ROOM</b>	
1	The floor in which the Room is situated	: Ground Floor
2	Door No. of the Room	: Residential Room No. A/13
3	Specifications of the Room	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring
	Doors	: Teak Wood door frame with Flush doors

	Windows	:	Powder Coated Alluminum sliding windows								
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.								
	Finishing	:	Cement Plastering with finished								
4	House Tax	:									
	Assessment No.	:	Details not available								
	Tax paid in the name of:	:	Details not available								
	Tax amount:	:	Details not available								
5	Electricity Service connection No.:	:	Details not available								
	Meter Card is in the name of:	:	Details not available								
6	How is the maintenance of the Room?	:	Good								
7	Sale Deed executed in the name of	:	<b>Mr. Rajesh Ramchandra Kamble</b>								
8	What is the undivided area of land as per Sale Deed?	:	Details not available								
9	What is the plinth area of the Room?	:	<b>Built Up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>								
10	What is the floor space index (app.)	:	As per local norms								
11	What is the Carpet Area of the Room?	:	<table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>260.00 Sq. Ft.</td> </tr> <tr> <td>First</td> <td>284.00 Sq. Ft.</td> </tr> <tr> <td>Second</td> <td>127.00 Sq. Ft.</td> </tr> </tbody> </table>	Floor	Carpet Area in Sq. Ft.	Ground	260.00 Sq. Ft.	First	284.00 Sq. Ft.	Second	127.00 Sq. Ft.
Floor	Carpet Area in Sq. Ft.										
Ground	260.00 Sq. Ft.										
First	284.00 Sq. Ft.										
Second	127.00 Sq. Ft.										
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium								
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose								
14	Is it Owner-occupied or let out?	:	Owner Occupied								
15	If rented, what is the monthly rent?	:	₹ 11,000.00 Expected rental income per month								
<b>IV</b>	<b>MARKETABILITY</b>	:									
1	How is the marketability?	:	Good								
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area								
3	Any negative factors are observed which affect the market value in general?	:	No								
<b>V</b>	<b>Rate</b>	:									
1	After analyzing the comparable sale instances, what is the composite rate for a similar Room with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 19,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up Area								
2	Assuming it is a new construction, what is the adopted basic composite rate of the Room under valuation after comparing with the specifications and other factors with the	:	₹ 20,000.00 per Sq. Ft. on Built Up Area								

	Room under comparison (give details).		
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 17,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 52,620.00 per Sq. M. i.e., ₹ 4,889.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 42,940.00 per Sq. M. i.e., ₹ 3,989.00 per Sq. Ft.
5	Age of the building	:	32 years
6	Life of the building estimated	:	28 years Subject to proper, preventive periodic maintenance & structural repairs.
<b>Remarks:</b> i. As per Agreement, the property is of Ground Floor only. But as per site inspection the property is Ground + 2 <sup>nd</sup> Upper Floor. Construction Permission for the 1 <sup>st</sup> & 2 <sup>nd</sup> Floor is not provided, hence same is not considered for the purpose of valuation. The said valuation is only of Ground Floor. ii. We have considered area as per agreement for valuation.			

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Room	269.00 Sq. Ft.	20,000.00	53,80,000.00
2	<b>Total Fair Market Value of the Property</b>			<b>53,80,000.00</b>
3	<b>Realizable value of the property</b>			<b>48,42,000.00</b>
4	<b>Distress value of the property</b>			<b>43,04,000.00</b>
5	<b>Insurable value of the property (269.00 X 2,500.00)</b>			<b>6,72,500.00</b>
6	<b>Guideline value of the property (269.00 X 3,989.00)</b>			<b>10,73,041.00</b>

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently



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sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Room, where there are typically many comparables available to analyze. As the property is a Residential Room, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 19,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 20,000.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 11,000.00 Expected rental income per month after completion.
iii) Any likely income it may generate	Rental Income

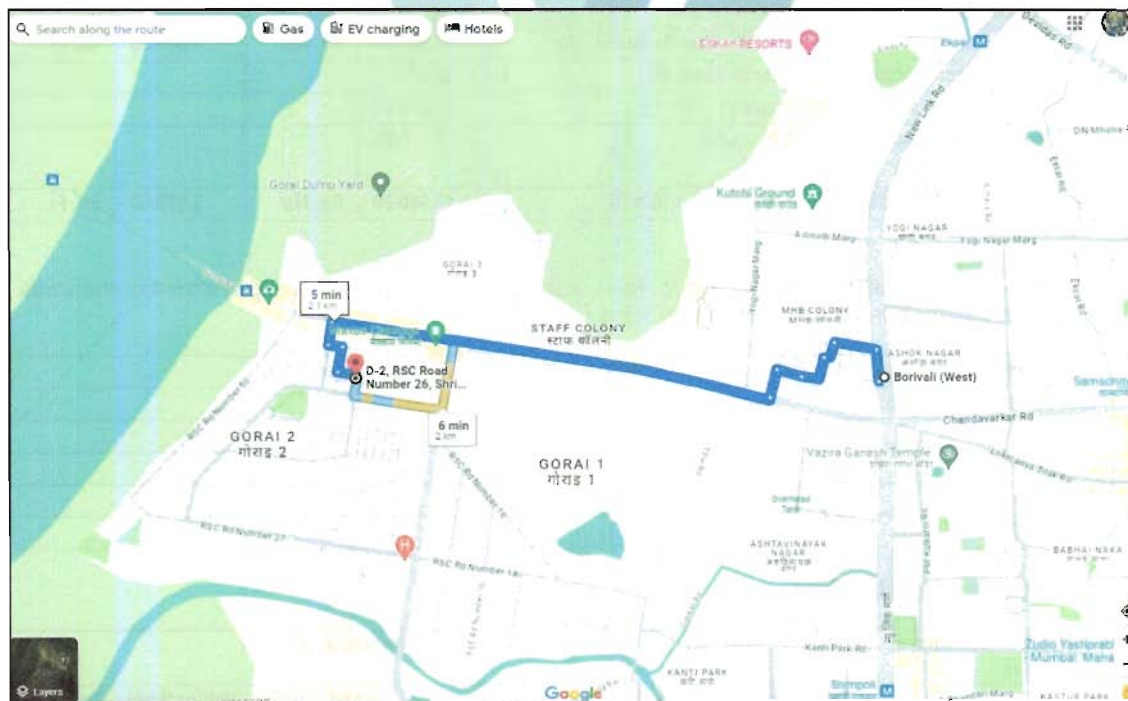
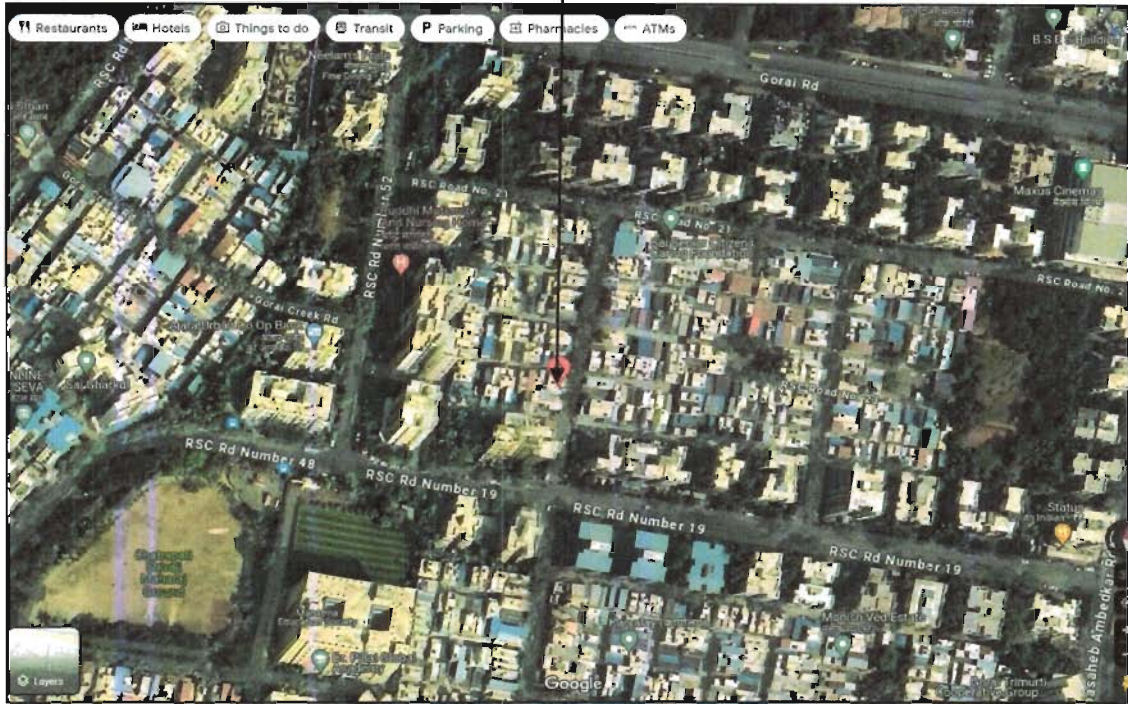


## Actual site photographs



## Route Map of the property

Site u/r



Latitude Longitude: 19°13'52.7"N 72°49'35.4"E

Note: The Blue line shows the route to site from nearest metro station (Borivali West – 2.1 Km.)



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## Ready Reckoner Rate

Home		Valuation Guidelines   User Manual				
Year	2024-2025	Language	English			
Selected District	MumbaiSubUrban					
Select Village	गोराई ( बोरीवली )					
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> Location					
Enter Survey No	161	<input type="button" value="Search"/>				
उपविभाग	प्लॉट नं. / खं. / प्लॉट	निवासी सं. / मं. / सं.	श्री. / मीटर / ए. / ए. / ए.	श्री. / मीटर / ए. / ए. / ए.	एकक (Rs./)	Attribute
82/360-पुभाग: गोराई गावातील सर्व मिळकती.	22370	52620	60520	65780	52620	चौ. मीटर सि.टी.एन. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Room	52,620.00			
No Reduced by Room Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>52,620.00</b>	<b>Sq. Mtr.</b>	<b>4,889.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	22,370.00			
The difference between land rate and building rate (A - B = C)	30,250.00			
Depreciation Percentage as per table (D) [100% - 32%] (Age of the Building - 32 Years)	68%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>42,940.00</b>	<b>Sq. Mtr.</b>	<b>3,989.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / Room / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Room is Located	Rate to be adopted
a)	Ground Floor / Still / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table - D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi - Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



## Price Indicators

**HOUSING** Buy in Mumbai

1 BHK Independent House ₹68.0 L EMI starts at ₹36,01 K

Shree Ashirwad chs gorai, Gorai 1, Borivali West, Mumbai

250 sq.ft Built Up Area ₹27.20 K/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status Semi Furnished Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

Property	Room		
Source	<a href="https://www.housing.com">Housing.com</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	240.00	288.00	346.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	28,333.00	₹ 23,611.00	₹ 19,676.00

## Price Indicators

**₹80 Lac** @ 26,666 per sq. ft. **1 Bedroom 1 Bath**  
 Estimated EMI ₹63,896  
 Independent House/Villa for Sale  
 in Gorai 2, Borivali West

**REERA STATUS** NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

**Property (7)**

**Area**  
 Carpet area: 300 sq. ft. (27.87 sq.m.)

**Configuration**  
 1 Bedroom, 1 Bathroom, No Balcony

**Price**  
 ₹ 80 Lac  
 @ 26,666 per sq. ft. (Negotiable)

**Address**  
 Gorai 2, Borivali West

**Total Floors**  
 1 Floors

**Property Age**  
 10+ Year Old

**Photos (1/7)**

**Places nearby**  
 Borivali West, Gorai 2, Borivali West

Property	Room		
Source	<a href="#">99acres</a>		
Floor	-		
	Carpet	Built Up	Saleable
Area	300.00	360.00	432.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	26,667.00	₹ 22,222.00	₹ 18,519.00

**Sales Instance**

9191451 01-05-2024 Note:-Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 9191/2024 नोंदणी : Regn 63m
<b>गावाचे नाव : बोरीवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	5644400	
(4) भू. मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं.डी/09, माळा नं: तळ मजला, इमारतीचे नाव: गोरार्ड(2)सार्थक को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं.206,गोरार्ड पार्ट-02, रोड : आर.एस.सी.-33,बोरिवली पश्चिम,मुंबई, इतर माहिती: दिनांक-31 मार्च 2021 च्या शासन परिपत्रक महाराष्ट्र क्र. मुद्रांक -2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण). नुसार सदरची सदनिका विकत असल्याने सदरील लिहून घेणारे पक्षकार (महिला) .सदरील दस्तात 4% नुसार मु.शु. वसुल करण्यात आले आहे.( ( C.T.S. Number : 19 ; ) )	
(5) क्षेत्रफळ	40 चौ.मीटर	
(6) आकारणी किंवा चुकी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेघना सुनील राजपुरे वय:-25 पत्ता:-प्लॉट नं: रूम नं.डी/०९, माळा नं: तळ मजला, इमारतीचे नाव: गोरार्ड २ सार्थक को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं.२०६, गोरार्ड पार्ट-०२, रोड नं: आर.एस.सी.-३३, बोरिवली पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400091 फॅन नं:-CWNPR7128B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कविता शिवकुमार गुप्ता वय:-40; पत्ता:-प्लॉट नं: रूम नं.सी/०६, माळा नं: तळ मजला, इमारतीचे नाव: गोरार्ड २ श्री परिवर्तन को. ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट नं.२४६, गोरार्ड पार्ट-०२, रोड नं: आर.एस.सी.-४४, बोरिवली पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400091 फॅन नं:-BARPG1013K	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2024	
(11) अनुक्रमांक खंड व पृष्ठ	9191/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	375000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) सौरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Room		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	358.00	430.00	516.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	20,930.00	₹ 17,442.00	₹ 14,535.00



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 53,80,000.00 (Rupees Fifty-Three Lakh Eighty Thousand Only)**.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Rajesh Ramchandra Kamble from Shri. Sheetalprasad Ganga Misra wide agreement for sale dated 20.01.2003.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Bank, Borivali (West) Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Maroj B. Chalikwar – Regd. Valuer Krishna Gawade – Valuation Engineer Rashmi Jadhav – Technical Manager Pradnya Rasam – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 02.07.2024 Valuation Date – 04.07.2024 Date of Report – 04.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 02.07.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **04<sup>th</sup> July 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Room, admeasuring **269.00 Sq. Ft. Built Up Area** in the name of **Mr. Rajesh Ramchandra Kamble**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Rajesh Ramchandra Kamble**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.



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## Area

Based on the information provided by the Client, we understand that the Residential Room, admeasuring **269.00 Sq. Ft. Built Up Area**.

## Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Room and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

## Not a Structural Survey

We state that this is a valuation report and not a structural survey

## Other

All measurements, areas and ages quoted in our report are approximate

## Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

## Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Room, admeasuring **269.00 Sq. Ft. Built Up Area**.



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### ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

JSB Emp. No. 36/LOAN H.O./2016-17/232

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.04 16:44:41 +05'30'

Auth. Sign.



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